

TRANSFER
TAX
PAIDWARRANTY DEED
(Joint Tenancy)
026704

We, **Arthur T. Downing** and **Lora S. Downing** of Sidney, Kennebec County, Maine, for consideration paid, grant to **Ellen E. Hogan** and **Kevin D. Hogan**, whose mailing address is 39 Albert Avenue, #7, Augusta, Maine 04330, as **Joint Tenants** with **Warranty Covenants**, the land in Waterville, Kennebec County, Maine, more particularly bounded and described as follows, to wit:

43-288

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

BEGINNING at a point, said point situate in the east line of Cool Street, so-called; thence in an easterly direction a distance of one hundred thirty-seven and one half (137 1/2) feet, more or less, to a point; thence in a northerly direction and parallel to the easterly line of Cool Street a distance of ninety (90) feet, more or less; thence in a westerly direction a distance of one hundred thirty-seven and one half (137 1/2) feet, more or less, to a point situate in the easterly right of way line of Cool Street, so-called, said point being ninety (90) feet northerly from the point of beginning; thence in a southerly direction along the easterly right of way line of Cool Street, so-called, a distance of ninety (90) feet, more or less, to the point of beginning.

ALSO another certain lot or parcel of land situate in Waterville, County of Kennebec, State of Maine, more particularly bounded and described as follows, to wit:


COMMENCING at a point in the easterly right of way line of Cool Street, so-called, said point marking a northwesterly corner of the parcel of land above conveyed; thence in an easterly direction along the northerly line of the parcel above conveyed a distance of one hundred (100) feet, more or less, to a point; thence in a northerly direction a distance of thirty-five (35) feet, more or less, to a point; thence in a westerly direction a distance of one hundred (100) feet, more or less, and parallel to the first described bound a distance of one hundred (100) feet, to a point situate in the easterly line of Cool Street, so-called, said point being thirty-five (35) feet from the point of beginning; thence in a southerly direction along the easterly right of way line of Cool Street a distance of thirty-five (35) feet, more or less to a point, said point being the point of beginning.

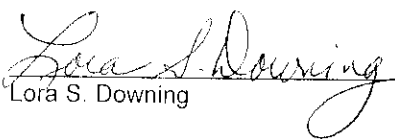
Being the same premises conveyed by Peter M. Powell and Barbara Z. Powell to Arthur T. Downing and Lora S. Downing by deed dated February 2, 1978 and recorded in the Kennebec County Registry of Deeds in Book 2078, Page 287. See also a municipal quitclaim deed from the City of Waterville to Arthur T. Downing and Lora S. Downing dated August 24, 1999 and to be recorded herewith. Subject to a boundary line agreement between to Arthur T. Downing and Lora S. Downing and Carol Pickering-Blier dated August 27, 1999, also to be recorded herewith.

Witness our hands and seals this 27th day of August, 1999.


Witness

"To Bol"
Witness


Arthur T. Downing


Lora S. Downing

STATE OF MAINE
KENNEBEC _____, ss.

August 27, 1999

43-288

Then personally appeared the above named Arthur T. Downing and Lora S. Downing and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Notary Public

MICHAEL F. PHILLIPS, JR.
Printed Name ATTORNEY AT LAW

My Com. Exp. BAR 10 8219

RECEIVED KENNEBEC SS.

1999 AUG 30 PM 1:13

ATTEST: Therese (Ruth) Means
REGISTER OF DEEDS